

**7 Bank Street,  
Hemsworth, WF9 4JX**



- # Former Barclays Bank Premises
- # Town Centre Location
- # Approximately 333.1m sq. (3584ft sq.) over two floors
- # Gas central heating & comfort heating
- # Energy Rating D

**Rent**

**£22,000  
pcm**

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### Description

Former Barclays Bank Building situated within the Town Centre and close to parking. Approximately 333m sq. (3584ft sq.) of which approximately 266.7m sq. (2870ft sq.) is on the ground floor with kitchen, w.c's and storage to the first floor.

Suitable for a variety of uses (subject to the necessary consents). The accommodation has gas fired central heating and also comfort heating, fire and burglar alarm.

### FLOOR AREAS

	m sq.	ft sq.
Ground Floor: -	266.7	2870
First Floor: -	66.4	714

### RATEABLE VALUE

2023 Rating List the premises have a rateable value of £17,000.

### LEASE TERMS

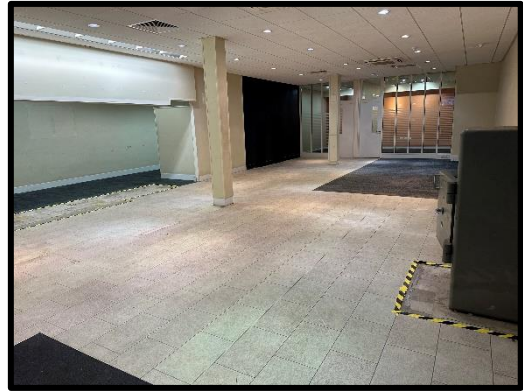
A new full repairing and insuring lease will be granted – term to be agreed.

### VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



Floorplan for ground floor only. The first floor flat is not included.



**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.